

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

**ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD**

**APRIL 18, 2012
6:30 P.M.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

UNFINISHED BUSINESS

1. [RC1100267; Reclassification – Westgate Center at Stafford Courthouse](#) - A proposed reclassification from the A-1, Agricultural and PD-1, Planned Development-1 Zoning Districts to B-2, Urban Commercial (48.99 acres) and R-2, Urban Residential-Medium Density Zoning Districts (24.33 acres) to allow for the development of a commercial retail and office complex, and single-family residential dwellings on Assessor's Parcels 29-66A and 66B, consisting of 73.32 acres in total, located on the east side of Austin Ridge Drive, and north of Courthouse Road in the Garrisonville Election District. **(Time Limit: July 2, 2012) (Deferred at April 3, 2012 to April 18, 2012)**
2. [Amendment to Zoning Ordinance](#) - Proposed Ordinance O12-02 would amend the Stafford County Code by, among other things, creating new definitions, modifying permitted uses and creating new zoning regulations to establish a Transfer of Development Rights (TDR) program. The purpose of the TDR program is to provide a mechanism by which a property owner can voluntarily transfer residential density from sending areas to receiving areas and/or to a transferee without relation to any particular property through a process intended to permanently conserve agricultural and forestry uses of lands, reduce development densities on those and other lands, and preserve rural open spaces and natural and scenic resources. The TDR program is intended to complement and supplement County land use regulations, resource protection efforts, and open space acquisition programs. The TDR program is also intended to encourage increased densities in two designated receiving areas that can better accommodate this growth. **(Time Limit: June 2012) (History - Deferred at March 7, 2012 to March 21, 2012) (Deferred at March 21, 2012 to April 3, 2012) (Deferred at April 3, 2012 to April 18, 2012)**
(Authorize for Public Hearing by: May 16, 2012)
(Potential Public Hearing Date: June 20, 2012)
3. [Amendment to the Stafford County Comprehensive Plan \("Plan"\)](#) - A proposal to amend the Plan dated June 7, 2011 in accordance with Virginia Code Section 15.2-2229 regarding Transfer of Development Rights (TDR). The proposed amendment would modify Chapter 3 of the Plan to incorporate amendments to the textual document and adopt a new map entitled Figure 3.8, Transfer of Development Rights Sending and Receiving Areas. The map generally depicts the area south of Aquia Creek, east of the CSX Rail Line and north of

Potomac Creek that are designated as Agricultural/Rural and Park on the Plan Land Use Map as a sending area for Transfer of Development Rights and the lands designated as the Brooke Station Urban Development Area and Courthouse Urban Development Area as receiving areas for Transfer of Development Rights. **(Time Limit: June 2012) (History - Deferred at March 7, 2012 to March 21, 2012) (Deferred at March 21, 2012 to April 3, 2012) (Deferred at April 3, 2012 to April 18, 2012)**
(Authorize for Public Hearing by: May 16, 2012)
(Potential Public Hearing Date: June 20, 2012)

NEW BUSINESS

4. [Proffer Guidelines](#) - Review and discuss new methodology and policies. **(Time Limit: June 18, 2012) (Deferred at April 3, 2012 to April 18, 2012)**
(Authorize for Public Hearing by: May 2, 2012)
(Potential Public Hearing Date: June 5, 2012)
5. [Architectural Design Standards](#) – Amend the Traditional Neighborhood Development Plan, an element of the Comprehensive Plan, to incorporate the Architectural Design Standards. **(Time Limit: June 5, 2012) (Planning Commission has requested additional time)**
(Authorize for Public Hearing by: April 18, 2012)
(Potential Public Hearing Date: May 16, 2012)
6. [Amendment to the Subdivision and Zoning Ordinances; Cluster Development](#) – Proposed Ordinance O12-17 would amend and reordain Stafford County Code, Chapter 22, Section 22-4, “Definitions” and Section 22-58, “Content;” Chapter 22, Article IX, “Cluster Subdivisions,” Sections 22-266 through 22-270; and Chapter 28, Section 28-25, “Definition of Specific Terms” and Section 29-35, “Table of Uses and Standards,” “Table 3.1 District Uses and Standards”. This amendment creates cluster provisions in the Subdivision and Zoning Ordinances for single family detached dwellings in conformance with Virginia State Code Section 15.2-2286.1. **(Time Limit: May 28, 2012)**
(Authorize for Public Hearing by: April 18, 2012)
(Potential Public Hearing Date: May 16, 2012)

7:30 P.M.

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

None

PLANNING DIRECTOR’S REPORT

- Transportation Impact Fees

COUNTY ATTORNEY’S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

8. TRC Information – Cancelled

APPROVAL OF MINUTES

None

ADJOURNMENT